BILL GARRETT, Davidson County
Trans:T20140056957 DEEDWARRSP
Recvd: 08/05/14 10:49 3 pgs
Fees:18.00 Taxes:362.60

20140805-0070135

After Recording ~~Return To:~~
ALAMO TITLE
500 N CARROLL AVE #100
SOUTHLAKE TX 76092
6261400041 9

Prepared P. DeSantis, Esq.
235 W. Brandon Blvd, #191
Brandon, Florida 33511
866-755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
108-00-0-100.00

6261400041 9

SPECIAL WARRANTY DEED

Property Owner:
James Hughey
Brittany Wagner
1004 East Lake Court
Nashville, Tennessee 37214

AFTER RECORDING RETURN TO:
DOCUMENT PROCESSING SOLUTIONS, INC.
590 W. LAMBERT RD.
BREA, CA 92821

Send Tax Bills To:
Property Owner

Person or Entity Responsible For Payment of Taxes:
Same as Property Owner

THIS INDENTURE, made this 17th day of July, 2014, between RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company, with a business address 3963 Maple Avenue, Suite 190, Dallas, TX 75219 ("**GRANTOR**"), and JAMES HUGHEY, a single/married/unmarred man and BRITTANY WAGNER, a single/married/unmarried woman, with a mailing address of 1004 East Lake Court, Nashville, Tennessee 37214, ("**GRANTEES**").

WITNESSETH

That Grantor, for and in consideration of the sum of One Dollar ($1.00) in hand paid by Grantees, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantees the following described premises of real property, to wit:

Situated in Davidson County, Tennessee and being further bounded and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 11 ON THE REVISED PLAN OF EAST LAKE SUBDIVISION, SECTION 2, OF RECORD IN BOOK 5200, PAGE 299, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, A TEXAS LIMITED LIABILITY COMPANY FROM U.S. BANK NATIONAL ASSOCIATION SUCCESSOR BY MERGER OF U.S. BANK NATIONAL ASSOCIATION ND, BY SPECIAL WARRANTY DEED

RECORDED JUNE 7, 2013 AS INSTRUMENT NUMBER 20130607-0058154 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

Property Address: 1004 East Lake Court, Nashville, Tennessee 37214

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the above described premises of real property together with all right, title, interest, hereditaments and appurtenances thereto appertaining unto Grantees. Grantor covenants with the said Grantees that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein, and as to the lien for any city and county property taxes which are assumed by Grantees.

Wherever used herein, the singular number shall include the plural, and the plural the singular, as required. The use of any gender shall include all genders and the neuter.

Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantees against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

The undersigned is executing this Deed on behalf of said Grantor entity and represents and certifies that the undersigned is a duly elected officer, other authorized corporate official, or agent of the Grantor and has been fully empowered by Grantor to execute and deliver this deed, and further certifies that the Grantor has full corporate capacity to convey the real estate described herein, and that all necessary corporate action for the making of such conveyance has been taken and done.

The remainder of this page has been intentionally left blank.

Signature page to follow.

IN WITNESS WHEREOF, Grantor has executed this Deed on the date set forth above.

Recording state does not require witnesses.

RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC, a Texas limited liability company

By: RRCM, LLC, a Texas limited liability company, Manager

By: _____
D'ARCY YOUNG, President

STATE OF Texas
Dallas **COUNTY**

ACKNOWLEDGED BEFORE ME, on the 17th day of July, 2014, the undersigned authority, personally appeared D'ARCY YOUNG, president on behalf of **RRCM, LLC, a Texas limited liability company**, Manager for **RESIDENTIAL RECOVERY CAPITAL HOLDINGS #2, LLC,** a Texas limited liability company, on behalf of such entity, with full authority to act for said corporation in this transaction, who is known to me or has shown _____ as identification, who after being by me first duly sworn, deposes and says that he/she has the full legal authority to execute and deliver this deed on behalf of the aforementioned entity.

In Witness Whereof, I have hereunto set my hand and affixed my official seal in the State of Texas, this 17th day of July, 2014.

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/15

_____
NOTARY PUBLIC My Commission Expires 4/28/15

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $98,000.00.

_____
Affiant

Subscribed and sworn to before me this 17th day of July, 2014.

DOROTHY GREEN
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/15

_____
NOTARY PUBLIC My Commission Expires: 4/28/15

{No title examination requested or performed - the preparer hereof makes no representation as to the state of title to the above-described property} The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party by the preparer of this document. Information contained in this instrument was provided to preparer by an agent for said Grantee Preparer is not responsible for scheduling the execution of this document; the validity of any power of attorney, if one is being used; nor the recording of this instrument. Preparer has no control over typed or hand written additions made to this instrument.